

WARRANTY DEED

011646

MELVIN L. WILLIAMS and ODILE H. WILLIAMS of the City of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to NANCY S. REINHARDT of the Town of Hallowell, County of Kennebec, State of Maine, with warranty covenants, a certain lot or parcel of land with the buildings thereon situate in the City of Waterville, County of Kennebec, State of Maine, being Lot 41 according to a plan of Mayflower Realty Company of Waterville, Maine, made by Sherman K. Smith, C.E., July 31, 1954, recorded in Kennebec County Registry of Deeds at Augusta, Maine, September 7, 1954, in Book 17B, Page 187.

51-72

This lot is further described as follows:

Beginning at a point in the westerly line of Merrill Street in said Waterville 200 feet from the southeasterly corner of land of Cyril M. and Lorette L. Joly on Mayflower Hill Drive measured at right angles with the northerly line of said Mayflower Hill Drive; thence northerly in the westerly line of said Merrill Street one hundred (100) feet to the southerly line of Glen Avenue; thence westerly in the southerly line of said Glen Avenue and parallel with said Mayflower Hill Drive one hundred (100) feet; thence southerly at a right angle in a line parallel with said Merrill Street one hundred (100) feet; thence easterly at a right angles in a line parallel with said Mayflower Hill Drive one hundred (100) feet to the point of beginning.

This conveyance is made and taken by the grantee with the restrictions and limitations herein enumerated, for herself, her heirs and assigns, for the benefit of Mayflower Realty Company, its successor or successors, and for the benefit of the other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage, erected on this lot, except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on any street and at least fifteen (15) feet from any other boundary of this lot; that any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost not less than twelve thousand dollars (\$12,000.00); that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and that at no time shall any mercantile or commercial building or structure be erected on the land nor any house or structure thereon be used for any mercantile or commercial purpose.

Meaning and intending to convey the same premises described in warranty deed from James A. Dunlevy and Ann M. Dunlevy to Melvin L. Williams and Odile H. Williams dated April 28, 1975, recorded in Kennebec County Registry of Deeds, Book 1811, Page 54.

Melvin L. Williams and Odile H. Williams, husband and wife,
release all rights in the premises being conveyed.

WITNESS our hands and seals this 14th day of July, 1995.

Timothy R. O'Donnell
(to both)

Melvin L. Williams
Melvin L. Williams
Odile H. Williams
Odile H. Williams

STATE OF MAINE
COUNTY OF KENNEBEC

July 14, 1995

Personally appeared the above-named Melvin L. Williams and
Odile H. Williams and acknowledged the foregoing to be their free
act and deed,

Before me,

Timothy R. O'Donnell
Attorney-at-Law
Printed Name: Timothy R. O'Donnell

16071495

RECEIVED KENNEBEC CO.
95 JUL 17 AM 9:00

ATTEST: *Harriet R. O'Donnell*
REGISTER OF DEEDS